



503/6A Nugent Street, Grafton




## Spacious 70m<sup>2</sup> (approx) Penthouse - 1 Bed + 1 Study

Penthouse Living in Nugent Rise - Now Priced at \$795,000

Constructed to a high standard and held in stratum in freehold title, this residence spans approximately 70m<sup>2</sup>, striking the perfect balance between space and affordability-making it an attractive option for both owner-occupiers and investors.

- Step inside and enjoy a thoughtfully designed layout complemented by quality finishes throughout:
- Spacious bedroom plus a versatile study/home office
- Well-appointed modern bathroom
- Fully enclosed, double-glazed balcony capturing elevated city views
- Underfloor heating and full double glazing for year-round comfort
- Designer kitchen featuring premium Miele appliances (induction cooktop, oven, dishwasher)
- Bosch fridge, washing machine and dryer included
- Secure undercover car park (separate title)
- Additional storage locker

Location is key-and this one delivers. Just moments from Grafton Train Station, Newmarket's vibrant shopping and dining hub, and

1  1  1 

### FOR SALE

Price on Application

### VIEW

Sat 16th May @ 1:00PM - 1:30PM

### AGENTS

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### AGENCY

LJ Hooker Ponsonby  
(09) 376 7530  
Ponsonby Estate Agents Limited

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 LJ Hooker

Auckland City Hospital, this property is perfectly suited to medical professionals, busy couples, downsizers, or investors seeking a blue-chip location.

Residents of the Nugent precinct also enjoy on-site amenities including a gym, medical centre, dental clinic, and visitor parking-adding everyday convenience right at your doorstep.

Zoned for top-performing schools including Auckland Grammar School, Newmarket School, and Kowhai Intermediate, this is a smart choice for both lifestyle and long-term value.

## MORE DETAILS

Property ID                   D09GUK  
Property Type               Apartment  
House Size                   69 m<sup>2</sup>  
**Licensed Real Estate Agents (REAA2008)**

**Kevin Su 021 066 8888**

Head of Property Management/Salesperson |  
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